



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL / STORAGE UNIT



***** Located next door to Iceland Foods PLC on a busy stretch of the lower Newtownards Road *****

TO LET

RETAIL / STORAGE UNIT
c. 1,156 sq ft (107 sq m)

266 Newtownards Road
Belfast
BT4 1HD



- Retail / Storage accommodation of c. 1,156 ft² (107 m²)
- The subject property is located adjacent to Iceland Foods PLC and lies on the lower end of the Newtownards Road - one of Belfast's main arterial routes.
- Representing an opportunity to acquire Retail / Storage accommodation minutes' drive from Belfast City Centre.
- May suit other uses (subject to planning)



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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ACCOMMODATION

The unit extends to c. 1,156 ft² (107 m²)

TERMS

Lease is negotiable subject to periodic rent reviews

REPAIRING & INSURING

A full repairing and insuring equivalent lease with the Tenant being responsible for internal repairs.

SERVICE CHARGE

Tenant responsible for pro-rata refund of landlord's expenses in maintaining the exterior of the property, buildings insurance premiums, management etc.

RENT

£6,000 per annum

VAT

The property has been elected for Value Added Tax

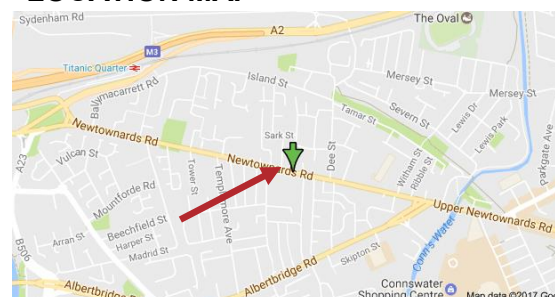
RATES

We are advised by Land and Property Services that the Net Annual Value is £12,300. Rate in the £ 2020 / 2021 is £0.538166. The property may be eligible to receive a small business rates relief of 20%.

Rates payable 2020/21 is therefore estimated to be £5,296 per annum.

Interested parties are advised to make their own enquiries in relation to rates.

LOCATION MAP



FURTHER DETAILS

For further information and viewing details please contact the Sole agents McConnell Chartered Surveyors -

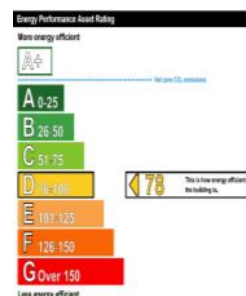
Contact: Philip Culbert or Rory McConnell

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